

DESIGN & ACCESS STATEMENT

FULL PLANNING APPLICATION PROPOSED ERECTION OF A PAIR OF SEMI DETACHED DWELLINGS

LAND AT SYCAMORES, BACK BANK, SHEPEAU STOW, LINCOLNSHIRE

On Behalf Of

Mr P Mallett

BARKER STOREY MATTHEWS

bsm.uk.com

Ref: 17-019

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Cover photo - Host dwelling and site frontage looking north west

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The plans are published for identification purposes only and although believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

The applicant has confirmed that the necessary approvals are in place for the use of third party plans and material in connection with this application.

Other Note: Barker Storey Matthews is the trading name of BSMH Ltd. Reg no. 2566342.

1. Introduction & Purpose of Statement

This Planning Statement is submitted in support of the proposal and to give additional detailed information to officers and consultees dealing with the application and to inform the public and others with an interest in the proposal about the site and the form of development.

The plans submitted as part of the application are reproduced, at reduced scale, in this statement for the reader's convenience.

2. Background

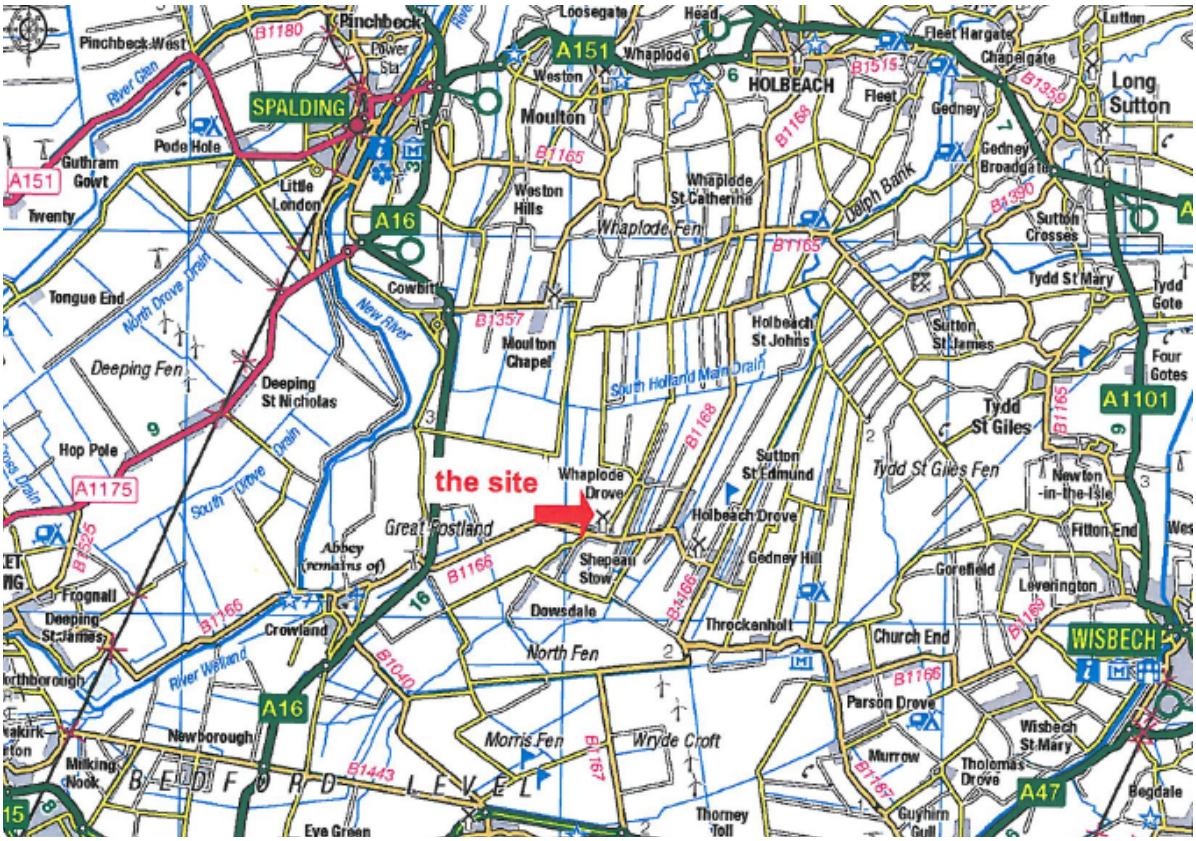
This application is submitted by the Mr P Mallett the owner of the site. The applicant is looking to develop land to the east of Sycamores, Back Bank, Shepeau Stowe for new housing in accordance with the governments push to deliver sustainable housing in accessible rural locations to maintain rural viability. The application was the subject of a pre-application enquiry, the response to which offered support to the principle of development as proposed.

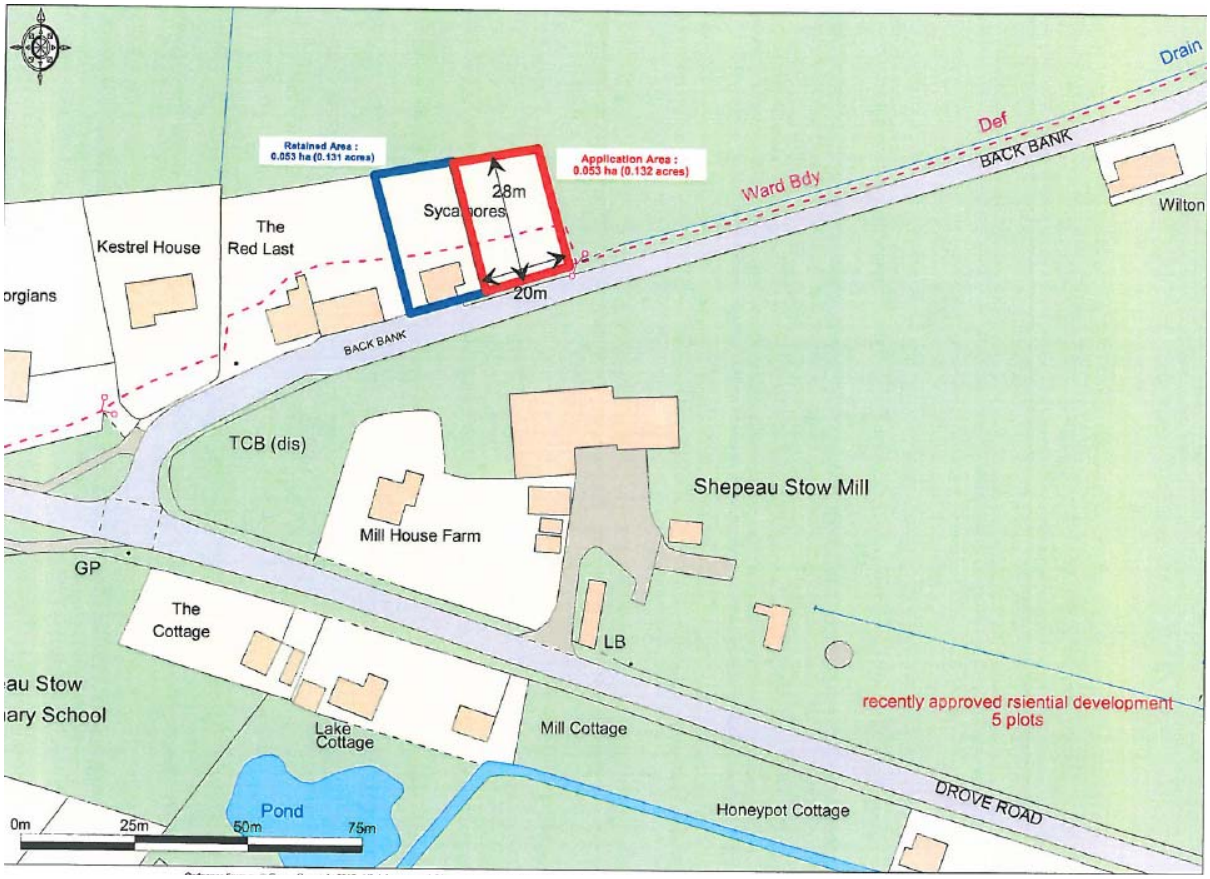
3. Scope of the Application

The submission is made for the erection of a pair of semi-detached family homes, access, parking and landscaping on the land identified below.

4. Site Location and Context

The application site lies on the eastern edge of the village of Shepeau Stow which is a linear village in rural South Holland approximately 4km east of Crowland.





The site is within the village development boundary as defined in the emerging SE Lincolnshire Local Plan as depicted and explained in Section 8.

The site forms the garden of the donor property known as the Sycamores. It is not part of any agricultural holding and is currently in domestic use. It is surrounded (to the south and east) by a substantial conifer hedge which in effect demarks the settlement boundary with the open countryside beyond.

The southern frontage of the site abuts Back Bank with the eastern and northern aspects addressing open countryside.



View west - conifer hedge to frontage



View east towards host dwelling and frontage



Conifer hedge to eastern boundary



Open rear (northern) boundary



Internal view to south



East extension to host dwelling.



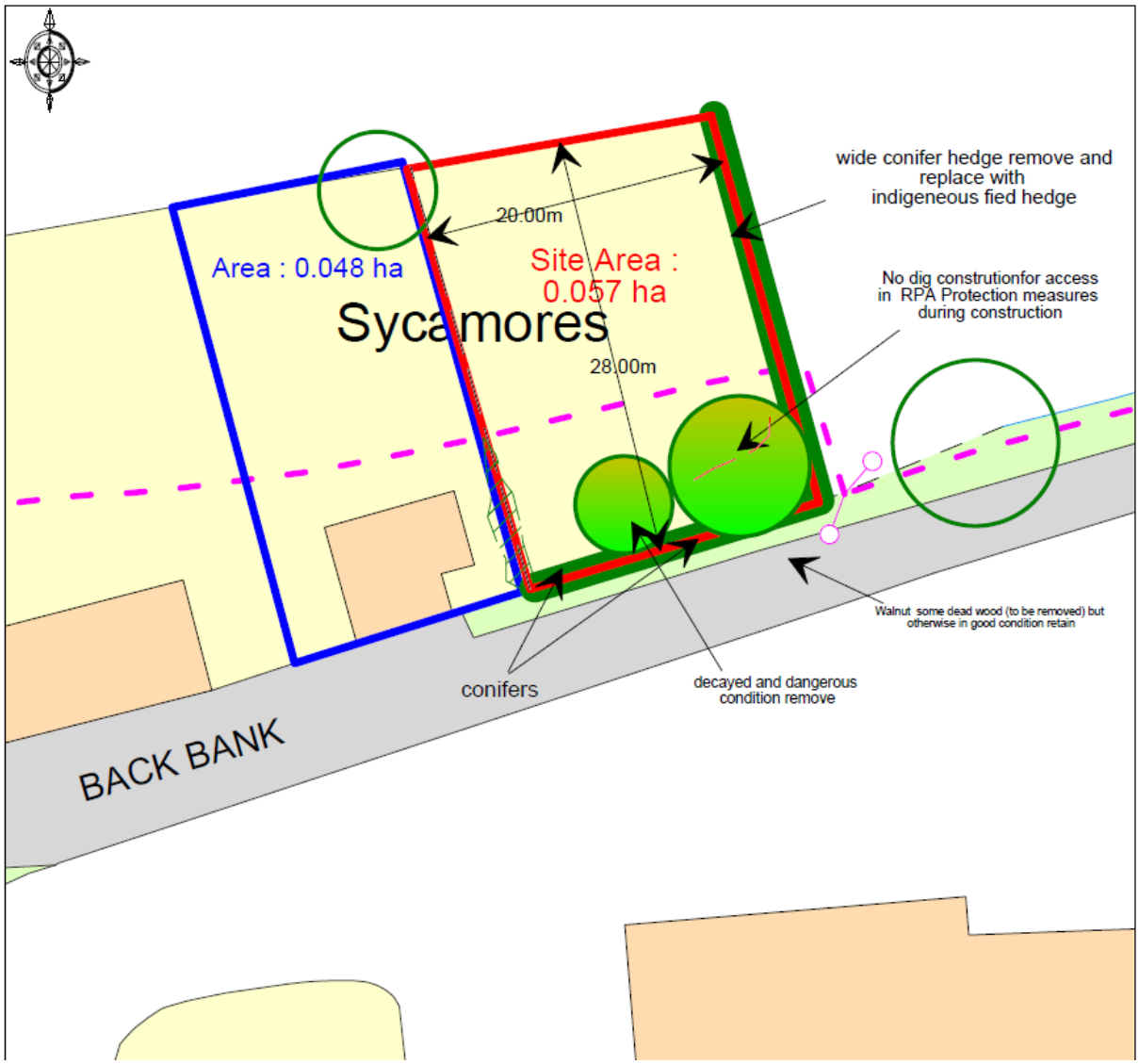
Existing hedge within the site east of host dwelling.

5. The Site / Site Analysis

The developable application site extends to approximately 0.057 Ha and is identified edged red on the plan below.

The development area is approximately rectangular in shape with a frontage of 20m and average depth of 28m comprising part of the gardens to the Sycamores. The host dwelling retains a garden of approximately 0 .048 ha

The majority of the area is lawned and the site is bounded by a substantial hedge with two mature trees close to the frontage.



The relationship to the Sycamores is shown on the photos in annex 2.

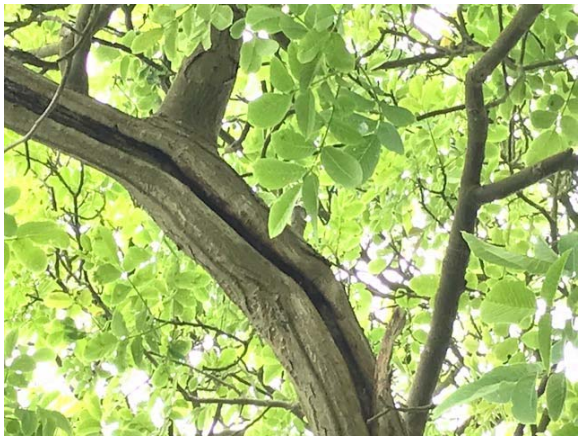
6. Other Considerations and Constraints

Extent of Adopted Highway - the site has access direct to the adoptable highway on Back Bank and a new shared surface blockwork vehicular and pedestrian access will be constructed to LCC standards in terms of width visibility splays and detailing.

Trees - As has been mentioned previously there are two mature trees close to the site frontage. These have been the subject of an arboricultural assessment which is included with this application.

The tree to the south west corner, a Walnut which is worth keeping, but the lower end of the worth keeping scale. It has some cavities in the branches etc but with a some reduction could be retained. It also provides some screening to the road and could benefit the development proposal.






The tree centrally located along the frontage is in an extremely poor and dangerous condition as shown in the photos below and will be removed.






The resultant gap provides ample room for the creation of the new access.

Conifer Hedging – This proposal includes the removal of the wide conifer hedges and replacement planting with a native hedge mix. This would add security via design and be more in keeping with the country lane setting. It will also enrich and enhance biodiversity on the site.

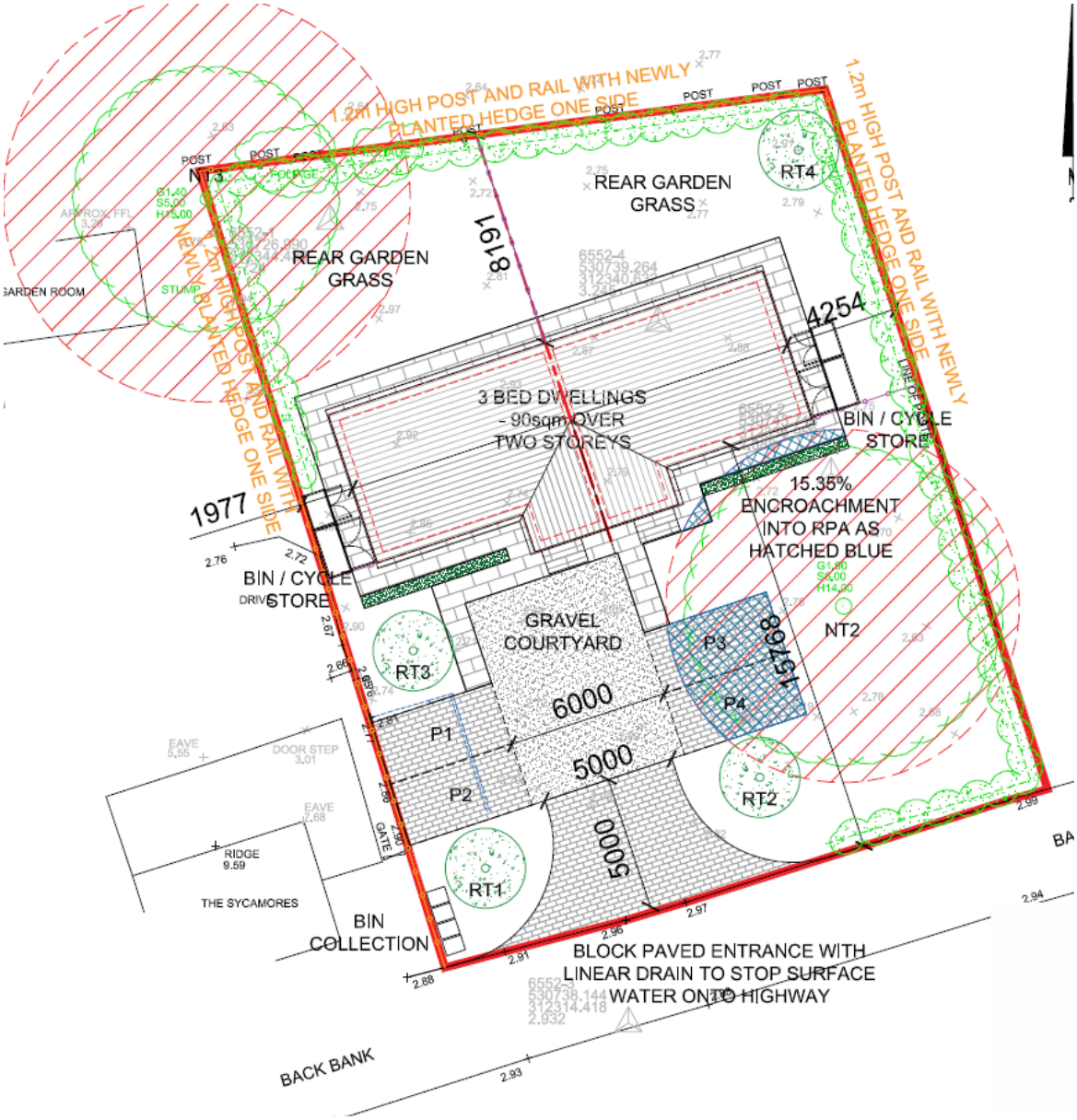
7. The Proposal

Scale and Layout

The application seeks consent for a pair of modest semi-detached family homes as shown on the layout plan below.

The position of the buildings on the site is predicated on the desire to keep the Walnut tree in the south west corner of the site.

The windows to habitable rooms will be orientated front and rear and it is demonstrated below that the site is adequate to accommodate 2 storey developments without it causing overlooking, overshadowing or an overbearing impact.



Access

A new vehicular and pedestrian access will be constructed onto Back Bank. As the site lies within the village and the 30mph speed limit that applies. It is evident that there is adequate visibility in both directions.

Parking

Car parking and turning is conveniently located for the proposed houses.

The application proposal can accommodate at least 4 car park spaces and on site turning enabling vehicles to enter and leave the site in a forward gear.

Secure cycle parking for the home owners and visitors can be provided in the private gardens and there is sufficient space available for the provision of garden sheds which could be used for covered cycle parking.

General Building Arrangements / Materials

Attention has be paid to detailing to ensure that the development is high quality in terms of design and materials as appropriate and relative to this location.

Brick and tile will be used but the applicant requests that the actual materials specifications are dealt with by condition.

The design aims to create a modest scheme that fits within the village in terms of scale and character with two storey narrow plan houses.



3D VIEW 1



FRONT ELEVATION (SOUTH)
1 : 100



SIDE ELEVATION (EAST)
1 : 100

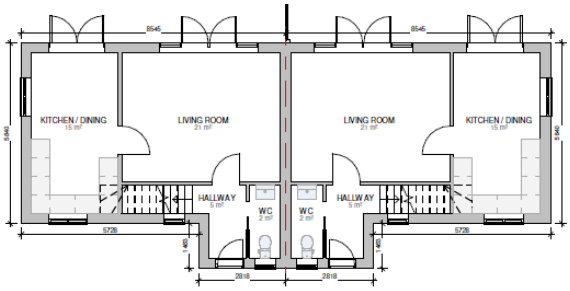


FRONT ELEVATION (NORTH)
1 : 100

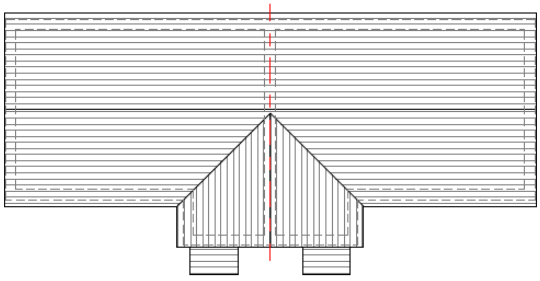


SIDE ELEVATION (WEST)
1 : 100

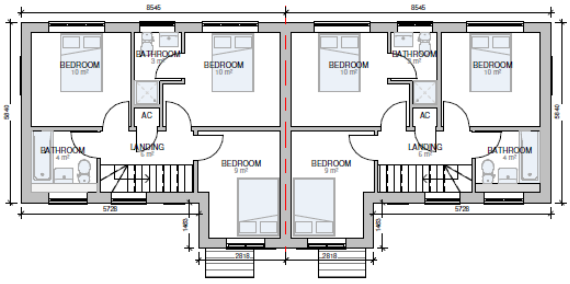
PLANNING



GROUND FLOOR
1 : 100



ROOF PLAN
1 : 100



FIRST FLOOR
1 : 100

PLANNING

PROPOSED FLOOR PLANS

Sustainable Drainage Strategy

Surface water drainage will be via soakaways and percolation. The external surfaces will be permeable.

The entrance crossover and parking spaces will be in permeable blockwork. The vehicle manoeuvring space and parking areas within the site will be permeable and most likely road stone base with gravel top dressing.

Rainwater goods will discharge into soakaways and rainwater harvesting via butts will feature as part of the deelopment.

Foul drainage will be via an appropriately sized septic tank, (Klagester or similar)

Domestic Waste / Refuse

As with the other properties in the area waste and recycling bins/bags and services will be used by the residents.

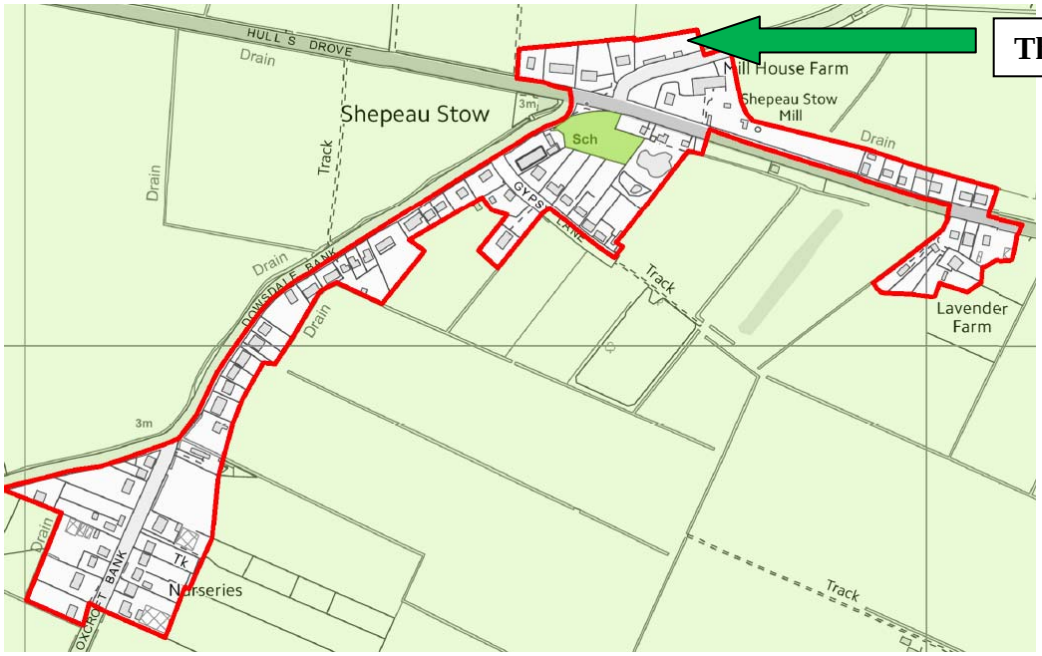
Bins will be positioned at the rear of the houses and brought forward to the allocated “collection” space at the front of the site on collection days.

Bin storage areas are shown on the proposed layout plan.

Biodiversity

A minor application biodiversity checklist is submitted with this application. The proposal provides for biodiversity enhancement as described elsewhere in this statement.

8. Planning Policy Context and Considerations



The site is located within the settlement boundary of the village in the emerging local plan and whilst significant weight can be given to this in decision making weight must also be given to the NPPF and this application must be considered within the context of the National Planning Policy Framework and development plan policy including the following: -

It is noted that one of the key stated aims of the NPPF at para 47 is to ‘significantly increase the supply of new housing.’

Five Year Land Supply

It is understood that the Council cannot currently demonstrate a five-year land supply. Thus, there is a presumption in favour of sustainable development.

This is a sustainable site and its development would contribute to the delivery of new housing and add to housing choice within the urban area.

Para 2 of the NPPF Confirms that;

Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.

Whilst the SHDC and ES Lincs local plan is in a period of transition there remain a number of policies material to the consideration of the proposal in terms of principle and detail.

Policy 1: Presumption in favour of Sustainable Development
Policy 2: Spatial Strategy
Other Service Centres and Settlements; includes (inter alia) Shepeau Stow and the policy states that

Within the settlement boundaries of the Other Service Centres and Settlements development will be permitted that supports their role as a service centre for the settlement itself, helps sustain existing facilities or helps meet the service needs of other local communities.

Policy 3: Development Management

Proposals requiring planning permission for development will be permitted provided that sustainable development considerations are met, specifically in relation to:

1. size, scale, layout, density and impact on the amenity, trees, character and appearance of the area and the relationship to existing development and land uses;
2. quality of design and orientation;
3. maximising the use of sustainable materials and resources;
4. access and vehicle generation levels;
5. the capacity of existing community services and infrastructure;
6. impact upon neighbouring land uses by reason of noise, odour, disturbance or visual intrusion;
7. sustainable drainage and flood risk; and
8. impact and enhancement for areas of natural habitats and historical buildings and heritage assets.

National Planning Policy Framework (NPPF) published March 2012

The National Planning Policy Framework (NPPF), published on 27 March 2012, is the principal document which sets out the Government's planning policies for England and how these are expected to be applied. It has purposefully been created to provide a framework within which local people and Local Planning Authorities (LPAs) can produce their own distinctive Local and Neighbourhood Plans which reflect the needs and priorities of their communities. The NPPF should therefore be approached as a piece of guidance in drawing up these plans.

When determining Planning Applications, the NPPF directs LPAs to apply the presumption in favour of sustainable development; the 'golden thread' which is expected to run through their plan-making and decision-making. It must be noted however that this is expected to apply except where this conflicts with other policies contained within the NPPF. (Paragraph 14)

Reference is also made to the provision of the NPPF para 49 in relation to the requirements for local planning authorities to maintain a deliverable 5-year supply of housing land. It is evident that East Northamptonshire cannot demonstrate the required supply as required by Para 49 and as such the provisions of Para 14 are applicable

Inter alia

where the development plan is absent, silent or relevant policies are out of date, granting permission unless:

- *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.*

Para 14 also explains that '*Housing applications should be considered in the context of the presumption in favour of sustainable development.'*

It is noted that Para 55 seeks to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities.
Whilst it goes on to resist 'isolated new homes ' in the open countryside it does not prevent new development in sustainable rural areas and requires that development plans make provision for such allocations to support rural communities.

Given that Shepeau Stow has been identified in the emerging local plan as suitable and sustainable location for limited new housing it is clear that the LPA consider that new development is in principle appropriate.

It is acknowledged at a national level that there is an overriding need for the delivery of new homes and the recent ministerial paper 'Towards a one nation economy: a 10-point plan for boosting productivity in rural areas.' Sets out the direction of new policy and the government express desire to increase availability of housing in rural areas.

This document sets out a 10-point plan that the government will put into action to increase productivity growth in England's rural areas. The actions are organized around five areas considered to reflect the key priorities for rural areas:

- rural areas fully connected to the wider economy
- a highly skilled rural workforce
- strong conditions for rural business growth
- easier to live and work in rural areas
- greater local control

It is therefore considered that the proposal could help deliver much needed new homes to help the council meet its targets in the near future.

9. Community Infrastructure Levey (CIL), Developer Contributions

It is understood that South Holland does not currently seek to impose Community Infrastructure Levy.

Given the scale of the site it is not expected that any S106 contributions will be sought. However, this is a matter that will be considered as part of this application.

10. Conclusion

This application is for full permission for a pair of semi-detached 2 storey dwellings within the development boundary of Shepeau Stow which is identified in emerging policy H2 as a sustainable and accessible location for limited rural development.

The proposal has been designed to be delivered in accordance with relevant design and amenity policies in P3 of the emerging plan and the NPPF.

The proposed dwellings add to housing choice within the village (and district) in accordance with the NPPF and development plan aspirations.

11. Final Remarks

I trust that the material enclosed with this application is sufficient for your purposes however, should you require any additional information or wish to meet either on site or at your offices to discuss any aspect of the proposal please do not hesitate to contact me at your earliest convenience.

We hope that officers and the council will be able to support this proposal and grant planning approval with such conditions as may be considered necessary.

Ends



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Appendix 1
Flood Risk

Below is an extract from the EA flood map for planning indicating that the site is deemed to have a low risk from flooding.



Appendix 2
Photographs Of The Site





Host dwelling (east)













Conifer hedge (east boundary) within site



Rear of host dwelling under refurbishment



Barn opposite site (south)





House opposite





Host dwelling parking



Accessibility

Shepeau Stowe is covered by the Call Connect bus service for rural Lincolnshire.

